

LET PROPERTY PACK

INVESTMENT INFORMATION

Chiswick Court, Silver
Crescent London, W4

206097860

 www.letproperty.co.uk





Property Description

Our latest listing is in Chiswick Court, Silver Crescent London, W4

Get instant cash flow of **£1,900** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£2,345** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Chiswick Court, Silver
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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £1,400.00

Ground Rent: £62.50

Lease Length: 97 years

Current Rent: £1,900

Market Rent: £2,345

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £420,000.00 and borrowing of £315,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 420,000

25% Deposit	£105,000.00
SDLT Charge	21100
Legal Fees	£1,000.00
Total Investment	£127,100.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,900 per calendar month but the potential market rent is

£ 2,345

Returns Based on Rental Income	£1,900	£2,345
Mortgage Payments on £315,000.00 @ 5%	£1,312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,400.00	
Ground Rent	£62.50	
Letting Fees	£190.00	£234.50
Total Monthly Costs	£2,980.00	£3,024.50
Monthly Net Income	-£1,080	-£680
Annual Net Income	-£12,960	-£8,154
Net Return	-10.20%	-6.42%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£12,844**
Adjusted To

Net Return **-10.11%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£13,704**
Adjusted To

Net Return **-10.78%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £475,000.



£475,000

2 bedroom apartment for sale

Chiswick Court, 1A Silver Crescent, London, W4

+ Add to report

NO LONGER ADVERTISED

Two bedrooms | Lift service | Close to Gunnersbury Tube Station | Close to amenities

Marketed from 26 Oct 2018 to 28 Jan 2019 (94 days) by Stirling Ackroyd Sales, Chiswick



£400,000

2 bedroom flat for sale

Silver Crescent, Chiswick

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms | One Bathroom | Purpose-Built | Central Location | Close to Station | No Onward Chain

Marketed from 23 Nov 2018 to 12 Nov 2019 (354 days) by Dexters, Chiswick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

2 bedroom flat

Silver Crescent, London, W4

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Available immediately | Light & bright fully fitted kitchen/dining space | Second floor apartment...

Marketed from 9 Nov 2022 to 6 Jan 2023 (58 days) by John D Wood & Co. Lettings, Chiswick



£1,712 pcm

2 bedroom penthouse

Silver Crescent, Chiswick, W4

+ Add to report

NO LONGER ADVERTISED






Newly Refurbished Penthouse Apartment | Open Plan Reception/Dining Room | New Kitchen and Bathro...

Marketed from 16 Oct 2018 to 31 Oct 2018 (15 days) by Rickman Properties, London

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **1 year+**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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